

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
DISPOSITION PARCELS R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, RC-3c
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential" as the primary permitted use for Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A, "Land Use and Building Requirements", Reuse Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c is hereby modified by the substitution therefor of the following:

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in feet)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirement
			Min.	Max.			
R-2	Residential	Columbus Avenue 5' Yarmouth Street 1' West Canton St. 15'	24'	60'	85	.4/d.u.	B
R-3	Residential	Columbus Avenue 5' Warren Avenue 50' Abutting Prop. 10'	24'	60'	70	.25/d.u.	B
RC-1	Residential	Columbus Avenue 5' West Canton St. 15' Holyoke Street 0' Public Alley 30'	24	AA	90	.3/d.u.	A,B,D
RC-2	Parking	Columbus Avenue 5' Holyoke Street 5' Public Alley 0' Abutting Prop. 0'	NA	NA	NA	NA	B
RC-3a	Residential/ Commercial	Columbus Ave. 0' Braddock Park 0' West Newton St. 0' Public Alley 15'	16	AA	40	1/900+ .2/d.u.	A,B,D
RC-3b	Parking	Abutting Prop. 2' Braddock Park 0' Public Alley 0'	NA	NA	NA	NA	B
RC-3c	Parking	Abutting Prop. 2' West Newton St. 1' Public Alley 0'	NA	NA	NA	NA	B

2. That the proposed modification is found to be a minor modification and does not substantially or materially alter or change the Plan.

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

MEMORANDUM

JUNE 19, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA R-56
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCELS R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, RC-3c

SUMMARY: This memo requests the Authority modify the South End Urban Renewal Plan by amending Section 602 thereof, Table A, "Land Use and Building Requirements".

The Urban Renewal Plan for the South End Urban Renewal Area, adopted by the Authority on September 23, 1965, in Section 602 thereof, entitled "Land Use and Building Requirements" designated Parcels R-2 and R-3 for "residential" use, and Parcels RC-1, RC-2, RC-3a, RC-3b and RC-3c for "residential/commercial" reuse. Section 1201 of said Plan provides that minor modifications may be made by the Boston Redevelopment Authority.

On November 7, 1968, the Authority adopted a Report and Decision consenting to the incorporation of Columbus Avenue Housing Corporation, under the terms and provisions of Chapter 121A, Massachusetts General Laws, as amended. In a separate memorandum submitted at this meeting, the Authority is being requested to designate Columbus Avenue Housing Corporation as redeveloper of Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c in the South End Urban Renewal Area and to authorize the Director to execute a land disposition agreement and deed therefor. The Final Working Drawings and Specifications for 140 units of Section 221(d)(3) low to moderate income housing are also being submitted for Authority approval at this meeting.

Implementation of the Final Working Drawings and Specifications submitted by the redeveloper will require minor changes in the permitted use, minimum set-back, maximum net density, minimum parking ratio, and planning and design requirements contained in the Urban Renewal Plan. These proposed changes will not substantially change or alter the approved urban renewal plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by amending Section 602 thereof, Table A, Land Use and Building Requirements.

An appropriate Resolution is attached.

Attachment

